



King's Lake

Newsletter

April 2014

President's Report

Chuck Nuechterlein

Great things are underway here in King's Lake. The community is looking good! Maybe it's just the effects of spring with its longer daylight hours, but to me, everything seems better this April. Our lakes are clear and clean, our home and condo properties are in fine shape, and Publix reopens on April 24th.

Your Board of Directors has several projects underway to further improve how you and our guests perceive King's Lake.

Our front entranceway, the usual first sight coming in from Davis Blvd., will be undergoing major renovation. The two large name monuments will be refreshed, the wall repainted and a new landscaping is planned for its entire length. The median on King's Way will have minor changes to match the front plantings. This is still in the planning stage and there are many permits and contracts to finalize before work begins in late summer or early fall.

Another sight we hope to change is our view of the Collier County Transportation Department storage lot that abuts King's Lake common property to the west of The Courtyards and north of The Hamptons across Kings Lake Blvd. The County has trimmed its overhanging ficus bushes. We will remove or trim our eucalyptus trees and we hope to work with the County to remove an unsightly hedge which will make room for new visual barriers.

We see our community at night with the help of the mailbox pole lights. Not only should they be on at night, but our King's Lake Covenants require that the pole, the light fixture, and the mailbox must conform to our King's Lake standard. If yours does not conform, you'll be hearing from your Board.

Have a great summer, and please leave your light on for all of us!



Ladies' Luncheon

The Kings Ladies Luncheon was held March 26, 2014. What a great day!! We hosted 45 ladies and had two speakers. The first lady was Cindy Young from the Board of Elections. She gave advice on how to register to vote and explained the upcoming elections. The second speaker was Joan Curley, who is an author of children's books. She brought books she wrote, and autographed those she sold. It is amazing that we have many talented people living within our community, and we simply don't know them. This luncheon is a way to get to know our community and those who live in Kings Lake.

I want to thank all those who brought gifts for the door prizes, as well as Southwest Property Management, who donated all the orchids for the table centerpieces. I hope many more can join us next year! If you are interested in attending next year, please call Pat Crooks, 239-417-0885.

2014 Annual Meeting Highlights

- ▶ Surplus 2013 funds were rolled over to 2014 Budget accounts.
- ▶ Chris Hagan, Mary LeGault, Ray Monnot, and Dick Weise were elected to three year terms on the Board.
- ▶ Kingman Shuldt, the Fire Chief of East Naples and Golden Gate, spoke on the benefits of combining the two independent districts. A show of hands was near unanimous in favor of the consolidation.

LAKES

Many residents do not realize that our individual lakes were actually given names many years ago. From north to south they are King Lake, Prince Lake and Duchess Lake. King Lake and Duchess Lake both channel water into Prince Lake, and from there the water travels over a weir and exits into Lakewood community. At the weir we temporarily limit the flow of water from Prince Lake during periods of weed treatment in order to avoid the immediate loss of our expensive chemicals.

Last year the aeration system in Prince Lake was removed in order to conduct weed harvesting (view that interesting operation on the Kings Lake website). The effectiveness of our aeration system has been debated and the Lakes Committee has recommended a period of evaluation before we invest in a new aeration system.

The excessive amount of soluble nutrients in our lake waters continues to be a significant concern. Decaying organic plant material, fertilizer runoff from lawns, water fowl and fish excrement all contribute to nutrient build up. Unsightly noxious weeds and algae will flourish in that environment so, please, make every effort you can think of to reduce nutrient build up. Instruct your lawn maintenance personnel not to fertilize or use roundup within 10 feet of the shore and to use string trimmers near the lake edge to reduce grass clippings from entering the water.

Suggestions, Questions & Problems

If you have any, please contact Steve Williams, Manager at:

Southwest Property Management Corp.
1044 Castello Drive, Suite 206
Naples, FL 34103-1900
Telephone (239) 261-3440 (ext. 117)
Fax (239) 261-2013
or email swilliams@swpromgmt.com



DOG OWNERS

Please remember that you are responsible for picking up after your pet. Please follow the Collier County "Leash Law" when walking your pet. Thank you for keeping King's Lake beautiful!

Preserve Committee



New benches located in the Preserve were built by our talented maintenance staff.

Mailboxes & Post Lights



According to the Kings Lake Declaration, the maintenance and replacement of mailboxes and post lights is the homeowners' responsibility. There are a number of mailboxes and post lights that are in need of repair. The Board of Directors have identified the poor condition of many of the mailboxes to be negatively affecting property values in Kings Lake. **The Board will be pursuing compliance from the homeowners in violation of the mailbox covenant.** The approved mailbox and post light is pictured above. Please take a look at your mailbox and if repairs are needed, please bring your mailbox up to community standards as soon as possible. The Association maintains an inventory of replacement parts and sells these parts to homeowners at cost. If you need replacements or parts, call Gerald Batten at (239) 775-4487.

Important Phone Numbers



- Emergencies.....911
- Sheriff.....252-9300
- Highway Patrol.....454-3133
- Animal Control530-7387
- Florida Power & Light262-1322
- Comcast793-3577
- Collier County Utilities252-2380
- Southwest Property Management.....261-3440 ext. 117

RULES & REGULATIONS REMINDER

Please be aware of the following covenants and rules for all residents of King's Lake:

- **Fences and satellite dish antennas** are permitted but must be approved by the Association **prior** to installation.
- **Trash cans, recycle bins, and landscape debris** should be placed at curbside no earlier than 6:00 p.m. the day before pickup. Please remove your cans and bins from the curb the same day as the pickup day. This is a Collier County ordinance. **Cans and bins must be stored in garages or places not visible from the street (other than pick-up days)**
- **All ADDITIONS and RENOVATIONS** to existing homes must be approved by the Association **prior** to commencement of work.
- **COMMERCIAL VEHICLES, BOATS, TRAILERS AND RECREATIONAL VEHICLES** (campers) may not be stored or parked within King's Lake except in an enclosed garage.
- **Please keep your garage door closed**, except when vehicles are entering or exiting.

These rules keep property values at their highest level!

SIGNS



Please be advised there is an official sign policy, approved by the Board of Directors (after consultation from local real estate agents) for real estate signs. If you wish to place a 'For Sale' sign on your property, the King's Lake Homeowners Association allows one (1) 12" x 18" single-faced sign to be placed in front of your home, not less than 15' behind the street curb. This is the same regulation as adopted by the City of Naples. No other signs are permitted.

'Open House' signs may be placed by the directional sign at the corner of King's Way and King's Lake Blvd. **No signs are allowed at the King's Lake entrance at Davis Blvd.**

'Garage Sale' signs are not to be taped or otherwise attached to our street signs, lamp posts, speed limit signs or directional signs.

Owner Information Updates

If you have changed your mailing address, telephone number or email address, please let us know. You may email your changes to enaples@swpropmgt.com or fax to 239-261-2013.

Tennis Court Keys



The tennis court is for King's Lake residents and is accessible through a locked gate. You must have a tennis court key to access the tennis court. You may obtain a key by contacting Gerald Batten at 775-4487. Proof of King's Lake ownership and a \$5.00 deposit are required.



Nature Trail

If you are new to King's Lake, check out our nature trail, located in the nature preserve near our tennis court on Buckingham Lane. A woodchip trail winds through the woods in a pristine area full of birds and wildlife. The nature trail is open daily during daylight hours.

King's Lake Website



The King's Lake website is up and running. Please check it out at www.kingslake.org.

If you have not already received log in instructions via email, please click on "Register" at the upper left corner of the home page. You can input as much information as you want for your neighbors to learn more about you. You will find this newsletter, documents, minutes and other information on the website.

If you have something to post on the website, please contact Steve Williams at swilliams@swpropmgt.com. Your information will be considered by the King's Lake Website Committee before posting on the website.



Welcome, New Homeowners!

If you are a new homeowner in King's Lake and did not receive a "New Homeowner" packet, please contact Southwest Property Management Corp. at (239) 261-3440. This packet includes the King's Lake Homeowners Association, Inc., documents, a copy of the Rules & Regulations, and other important information. You may also download this information from the Kings Lake Website at www.kingslake.org

**King's Lake Homeowners Association, Inc.
1044 Castello Drive, Suite 206
Naples, FL 34103-1900**

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